



FOR SALE

40 North Gate Drive

Prime Commercial Lots, 0.67 to 7.48 Acres

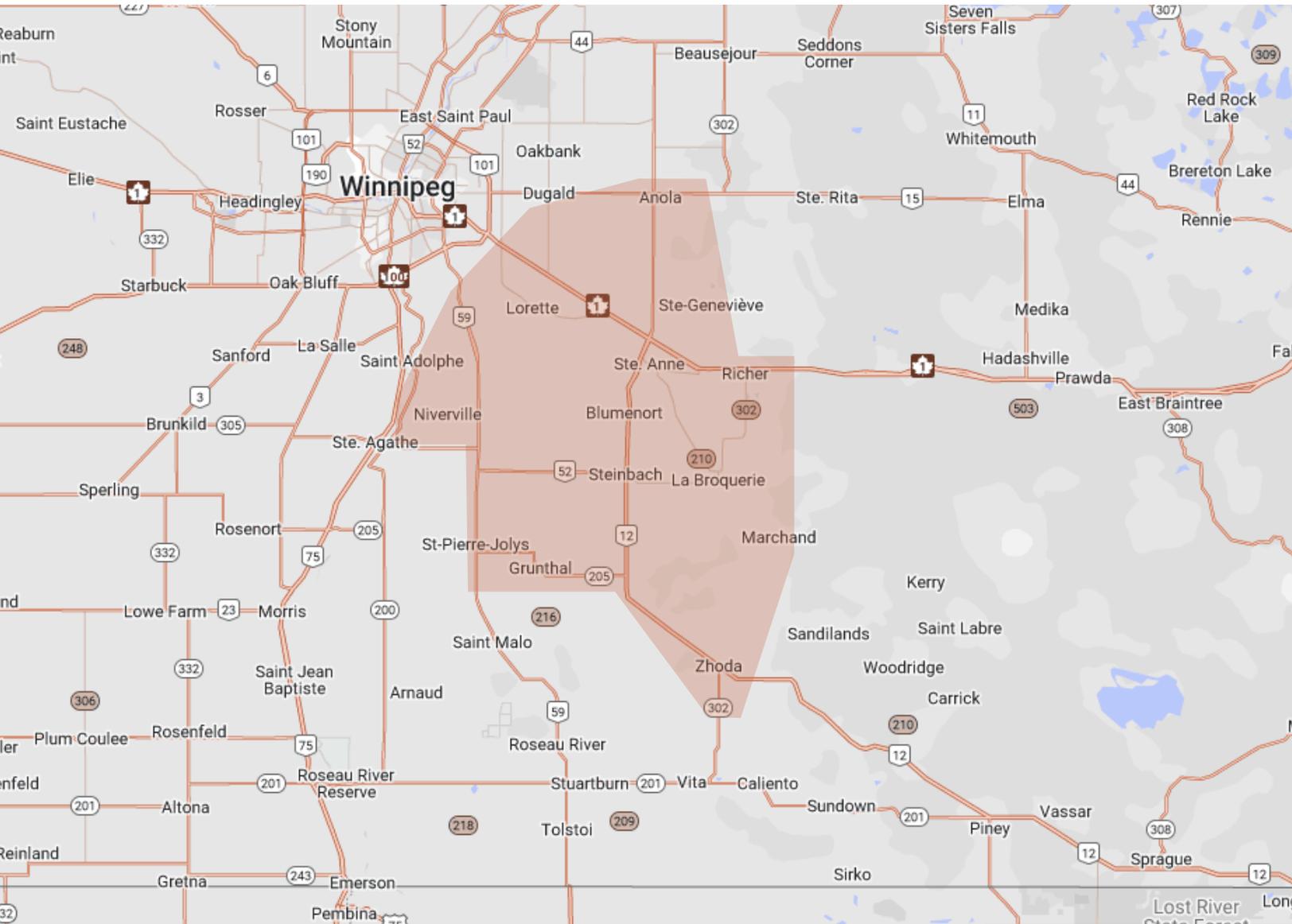
Starting at: \$132,600

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Why Steinbach?



TRADE ZONE - 30 minutes from Steinbach

- Market Consumption: \$3.5 billion /year
 - Import Demand: \$2.5 billion
 - Local Demand: \$992 million
- Diversified Labor Force Supply
- Diversified industry - many international and connected companies
- Strong Agriculture & Agro-Industry Community
- Central Location at intersection of 2 provincial highways, less than 1 hour from the US Border
- Low Operation Cost
- Strong consumer base and local economy

POPULATION



Steinbach: 17,806
Trade Zone: 125,000

MEDIAN INCOME



\$61,355

LABOUR FORCE



Steinbach: 8,125
Trade Zone: 52,000

Location

Area Overview

Steinbach, Manitoba is located 55 kilometers southeast of Winnipeg, with a population of approximately **17,806** people. The city is a capital of the Eastman Region serves as a trade zone. It is the 3rd largest City in Manitoba. The town has seen rapid population growth, having grown 11.1% since 2016 which has led to multiple new housing and commercial developments.

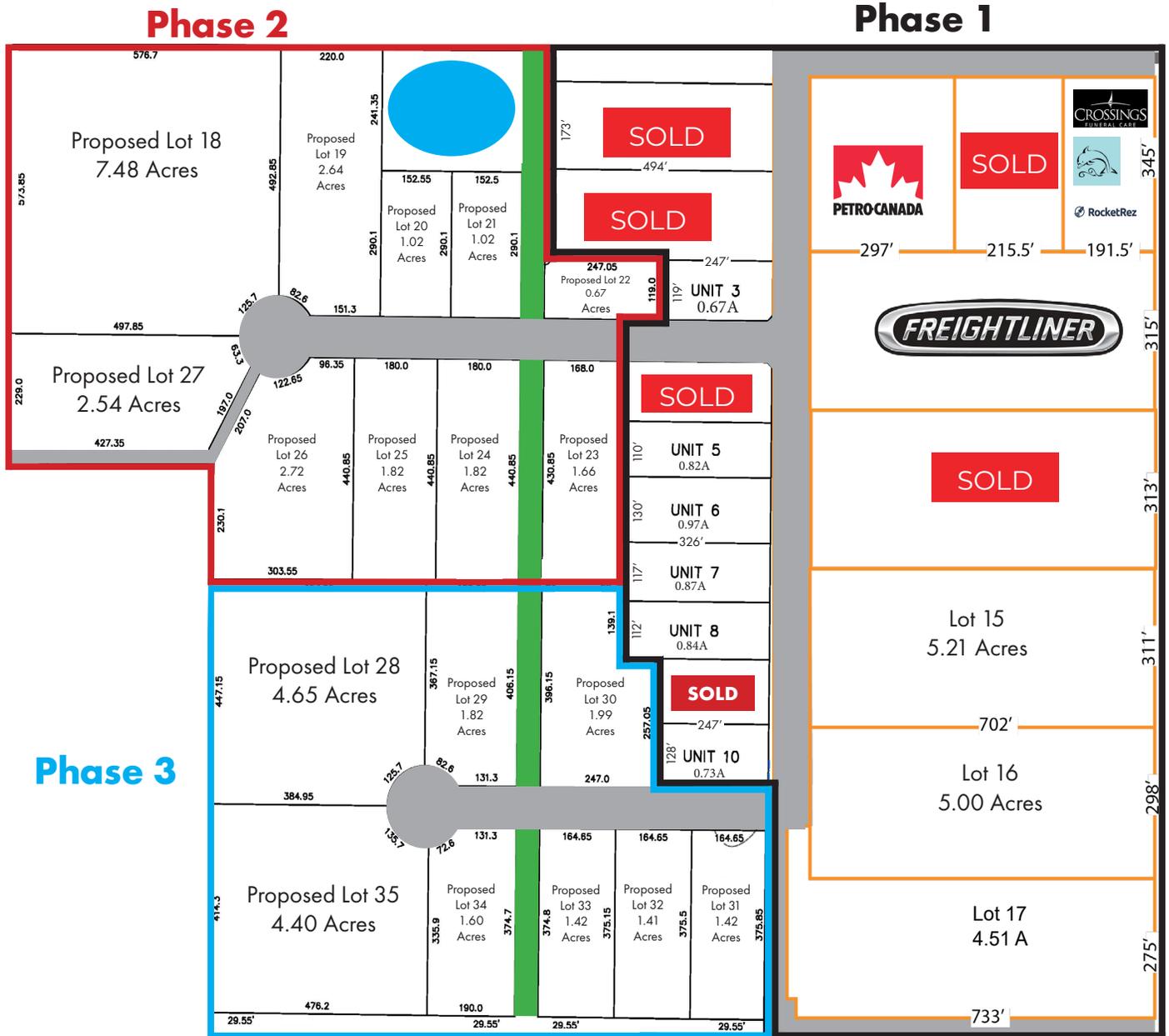
Trade Area Demographics

 <p>17,806 Total Population</p>	 <p>125,000 Trade Zone Population</p>	 <p>6025 Total Households</p>	 <p>\$64,000 Avg. Household Income</p>
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These commercial spaces are located in the rapidly developing Steinbach North. They are accessed via a new signalized intersection on the 1/2 mile mark on Highway 12 thus high traffic volume and great visual exposure. This is the last large commercial development within city limits.

Lot Availability & Pricing



Phase 1		
Lot	Size	Price
3	0.67	\$145,000
5	0.82	\$179,000
6	0.97	\$189,000
7	0.87	\$179,000
8	0.85	\$179,000
10	0.73	\$159,000
15	5.21	\$1,095,000
16	5.00	\$1,095,000
17	4.51	\$945,000

Phase 2		
Lot	Size	Price
18	7.48	\$748,000
19	2.64	\$316,800
20	1.02	\$132,600
21	1.02	\$132,600
22	0.67	\$134,000
23	1.66	\$290,500
24	1.82	\$282,100
25	1.82	\$282,100
26	2.72	\$380,800
27	2.54	\$355,600

Phase 3		
Lot	Size	Price
28	4.65	\$511,500
29	1.82	\$218,400
30	1.99	\$248,750
31	1.42	\$262,700
32	1.41	\$260,850
33	1.42	\$258,440
34	1.60	\$288,000
35	4.40	\$616,000

Prices on phases 2 and 3 are Preliminary and subject to final subdivision.

City Statistics

Manitoba's 3rd Largest City!

- Manitoba's fastest growing city with consistent economic development
- Centrally located in Canada and near the US border
- At the intersection of two provincial trunk highways
- Gateway to the heart of Manitoba
- Frequent stopping place for travelers and business people
- Many international connected companies – provide great opportunity for local businesses and industries
- Regional centre supporting more than 60,000 people
- Strong agricultural & agro-industry community
- Strong consumer base & local economy
- Large local workforce with a strong work ethic
- Favourable tax rates – second lowest in Manitoba
- Average household income is higher than provincial average
- Median age: 35 years old

Steinbach's Population Growth, 1991 - 2016'

